

RESOLUTION NO. 2008-07 (Riverwalk Condos)

A RESOLUTION, granting preliminary approval of an amendment to BSP 2007-01 known as "Riverwalk Condos".

WHEREAS, the Wenatchee Planning Commission held an open record hearing on January 30, 2008 at the hour of 7:30 p.m. for the purpose of taking public testimony regarding an application for an amendment to Binding Site Plan 2007-01 described on Exhibit "A" attached hereto and incorporated herein as though fully set forth; and

WHEREAS, at the conclusion of the open record hearing on January 30, 2008, the Wenatchee Planning Commission made the following findings of fact:

1. The subject property is located in the Waterfront Mixed Use zoning district within the City of Wenatchee.
2. A complete application was submitted by Randy Zielinski in accordance with Wenatchee Zoning and Subdivision Ordinances, at least thirty (30) days prior to the Planning Commission hearing.
3. This proposal amends Binding Site Plan BSP2007-01 approved by Resolution 2007-21 to add seven units, two additional buildings, and remove a future commercial component.
4. Appropriate notice of application and public hearing was sent in accordance with Wenatchee Subdivision Ordinance #3080 and Wenatchee Zoning Ordinance #3070.
5. The application represents a Binding Site Plan resulting in a mixed use development.
6. Consideration has been given to provisions for drainage, roads, alley and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection

facilities, school sites and grounds, and other public and private facilities and improvements needed to serve the development.

7. The imposition of the additional condition to the approved binding site plan provides certain assurances of harmony with the surrounding area or its potential future uses.
8. A SEPA Checklist has been submitted with the application materials.
9. Resource Lands and Critical Areas maps have been consulted.
10. Wenatchee Planning Commission is empowered to consider Binding Site Plan application and forward the recommendation to the Wenatchee City Council.

WHEREAS, at the hearing on January 30, 2008, the Wenatchee Planning

Commission made the following conclusions:

1. The proposal, as conditioned, demonstrates consistency with the development standards and procedural requirements of WCC, Title 10 Zoning and Title 12 Subdivision.
2. The proposal, as conditioned, demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan Waterfront Sub Area Plan.
3. The proposal, as conditioned, demonstrates compliance with the Waterfront Mixed Use zoning district development standards.
4. The proposal, as conditioned, demonstrates consistency with adopted levels of service for roads, utilities, fire protection facilities, schools and other public and private facilities needed to serve the development, with assurance of concurrency.
5. With respect to the State Environmental Policy Act, of 1971, as amended, a detailed evaluation of the environmental implication of this project has been done. The evaluation resulted in a declaration of environmental non-significance being entered for the project on January 4, 2008. The findings and conclusions of this declaration process are provided to the Planning Commission and herein adopted by reference.
6. A critical areas analysis is not required for this project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL

OF THE CITY OF WENATCHEE as follows:

SECTION I

The City Council of the City of Wenatchee does hereby adopt the findings and conclusions entered by the Wenatchee Planning Commission on January 30, 2008.

SECTION II

Based upon the findings and conclusions of the Wenatchee Planning Commission and the closed record hearing held on January 30, 2008, the City Council of the City of Wenatchee does hereby approve the amendment to Binding Site Plan 2007-01 located on the property described on Exhibit "A" known as the "Riverwalk Condos", subject to the following conditions:

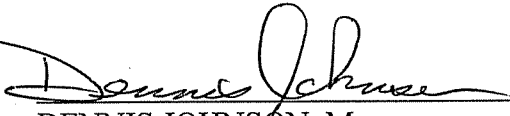
1. Prior to final binding site plan approval, the binding site plan shall be prepared by a licensed professional land surveyor, and along with supporting documentation, be recorded with the Chelan County Auditor.
2. Prior to final binding site plan approval, the binding site plan shall conform to all requirements of the subdivision process for preliminary and final plats as provided for in Wenatchee City Code Chapter 11.16.
3. Prior to final binding site plan approval, the binding site plan filing shall include all documentation to satisfy the requirements of the Wenatchee Subdivision Ordinance.
4. Prior to final binding site plan approval, the above documentation shall include provisions for the ability to create a road network as identified in the Waterfront Subarea Plan.
5. Prior to final approval, the properties located directly to the south and east of the subject property identified as Assessor Parcel Numbers 23-20-34-857-043, 23-20-34-857-052, 23-20-34-823-080, and 23-20-34-823-085 (the "benefitted parcels") be granted an easement for ingress and egress over and across the private roads with the condition that the benefitted parcels will use and enjoy the easements only if the benefitted parcels are put to a primary use compatible with the subject property, e.g. residential/residential, but not residential/commercial. The easement shall be appurtenant to the benefitted parcels and any adjoining lands that come into common ownership with the benefitted parcels, and if the benefitted parcels are later divided, all parts shall enjoy the benefit of the easement. The easement document shall be approved by the city attorney and recorded with the binding site plan.

6. Prior to final binding site plan approval, provide all public or private easements as required by the respective utility purveyors and identify the location of all utilities and buildings both existing and proposed. More specifically, provide easements for all city utilities that shall be a minimum of fifteen (15) feet wide centered on the utility and shall have twelve (12) foot wide gravel or paved access road over the facility. Supply accurate as-built drawings upon completion per notes in the approved construction plans. Provide bill of sale for all public improvements.
7. Prior to final binding site plan approval, complete all improvements and specifications for utilities including easements per plans approved by the City Engineer or provide appropriate bond approved by the City Engineer.
8. Prior to occupancy of any building, all landscape requirements, as specified by the City of Wenatchee Landscaping and Screening Chapter 10.62, for the project be installed and approved by the Community Development Director. As an alternative, portions of the landscaping may be bonded for as the project is phased provided that a landscaping plan showing the phasing is approved by the Community Development Director.
9. The binding site plan shall provide adequate fire apparatus access of an unobstructed twenty-six foot road width and less than 10 percent grade change for a minimum of twenty feet on the northern entrance and a minimum of forty feet for the southern entrance from Walla Walla Street. Road calming measures (islands) and proposed gates with fire marshal approved gate opening devices can be inserted after the above distances provided that each lane remains a minimum of thirteen feet in width.
10. The binding site plan shall provide adequate fire apparatus turnarounds and fire hydrants located in accordance with the requirements of the Wenatchee Fire Marshal. Fire flow required at a minimum of 1500 GPM.
11. All electrical line extensions shall be underground. Contact Chelan County PUD for additional electrical service information.
12. Prior to final binding site plan approval, additional building permits will not be issued for this development.
13. An existing water line serving the Brett & Sons building should be within an easement across the subject property until such time as Brett & Sons building is removed along with the approval of the proposed expansion at which time the water service line is to be abandoned.
14. That alternate access to Brett & Sons is provided through the development until the approved road system plan is constructed at which time the alternate access may be abandoned.

15. Pedestrian gates to the development shall remain unlocked to provide pedestrian access through the development into the riverfront park.

**PASSED BY THE CITY COUNCIL OF THE CITY OF
WENATCHEE**, at a regular hearing thereof, this 28 day of February, 2008.

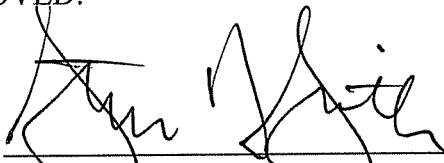
CITY OF WENATCHEE, a Municipal
Corporation

By: 
DENNIS JOHNSON, Mayor

ATTEST:

By: 
VICKI REISTER, City Clerk

APPROVED:

By: 
STEVE D. SMITH, City Attorney